



General Assembly

February Session, 2014

## ***Amendment***

LCO No. 5557

**\*HB0555005557HD0\***

Offered by:

REP. FRITZ, 90<sup>th</sup> Dist.  
REP. JUTILA, 37<sup>th</sup> Dist.  
SEN. MUSTO, 22<sup>nd</sup> Dist.  
SEN. MCLACHLAN, 24<sup>th</sup> Dist.  
REP. HWANG, 134<sup>th</sup> Dist.  
SEN. WITKOS, 8<sup>th</sup> Dist.  
REP. RITTER M., 1<sup>st</sup> Dist.  
SEN. CHAPIN, 30<sup>th</sup> Dist.  
REP. MINER, 66<sup>th</sup> Dist.

SEN. LOONEY, 11<sup>th</sup> Dist.  
REP. WALKER, 93<sup>rd</sup> Dist.  
SEN. HOLDER-WINFIELD, 10<sup>th</sup> Dist.  
REP. CANDELARIA, 95<sup>th</sup> Dist.  
REP. MEGNA, 97<sup>th</sup> Dist.  
REP. LEMAR, 96<sup>th</sup> Dist.  
REP. ORANGE, 48<sup>th</sup> Dist.  
REP. ZIOBRON, 34<sup>th</sup> Dist.  
SEN. LINARES, 33<sup>rd</sup> Dist.

To: Subst. House Bill No. 5550

File No. 535

Cal. No. 343

### ***"AN ACT CONCERNING THE CONVEYANCE OF CERTAIN PARCELS OF STATE LAND."***

1 Strike everything after the enacting clause and substitute the  
2 following in lieu thereof:

3 "Section 1. Section 24 of special act 07-11, as amended by section 7 of  
4 special act 13-23, is amended to read as follows (*Effective from passage*):

5 (a) Notwithstanding any provision of the general statutes, the  
6 Commissioner of Correction shall convey to the town of East Lyme a  
7 parcel of land located in the town of East Lyme, at a cost equal to the  
8 administrative costs of making such conveyance. Said parcel of land

9 has an area of approximately twenty acres and is identified as a  
10 portion of the property on Lot 2, on town of East Lyme Tax Assessor's  
11 Map 10 on Roxbury Road. The conveyance shall be subject to the  
12 approval of the State Properties Review Board.

13 (b) The town of East Lyme shall use said parcel of land for  
14 agricultural, open space and recreational purposes. If the town of East  
15 Lyme:

16 (1) Does not use said parcel for said purposes;

17 (2) Does not retain ownership of all of said parcel; or

18 (3) Leases all or any portion of said parcel, other than a lease for  
19 agricultural purposes;

20 the parcel shall revert to the state of Connecticut.

21 (c) The State Properties Review Board shall complete its review of  
22 the conveyance of said parcel of land not later than thirty days after it  
23 receives a proposed agreement from the Department of Correction.  
24 The land shall remain under the care and control of said department  
25 until a conveyance is made in accordance with the provisions of this  
26 section. The State Treasurer shall execute and deliver any deed or  
27 instrument necessary for a conveyance under this section, which deed  
28 or instrument shall include provisions to carry out the purposes of  
29 subsection (b) of this section. The Commissioner of Correction shall  
30 have the sole responsibility for all other incidents of such conveyance.

31 Sec. 2. (*Effective from passage*) (a) Notwithstanding any provision of  
32 the general statutes, the Commissioner of Correction shall convey to  
33 the Cheshire Community Food Pantry a parcel of land located in the  
34 town of Cheshire, at a cost equal to the administrative costs of making  
35 such conveyance. Said parcel of land has an area of approximately 2  
36 acres and is identified as a portion of an approximately 244.6 acre  
37 parcel containing the Cheshire Reformatory that is located on or  
38 closest to Sandbank Road. The conveyance shall be subject to the

39 approval of the State Properties Review Board.

40 (b) The Cheshire Community Food Pantry shall use said parcel of  
41 land for charitable purposes. If the Cheshire Community Food Pantry:

42 (1) Does not use said parcel for said purposes;

43 (2) Does not retain ownership of all of said parcel; or

44 (3) Leases all or any portion of said parcel;

45 the parcel shall revert to the state of Connecticut;

46 (c) The State Properties Review Board shall complete its review of  
47 the conveyance of said parcel of land not later than thirty days after it  
48 receives a proposed agreement from the Department of Correction.  
49 The land shall remain under the care and control of said department  
50 until a conveyance is made in accordance with the provisions of this  
51 section. The State Treasurer shall execute and deliver any deed or  
52 instrument necessary for a conveyance under this section, which deed  
53 or instrument shall include provisions to carry out the purposes of  
54 subsection (b) of this section. The Commissioner of Correction shall  
55 have the sole responsibility for all other incidents of such conveyance.

56 Sec. 3. (*Effective from passage*) (a) Notwithstanding any provision of  
57 the general statutes, the Commissioner of Transportation shall convey  
58 to the city of New Haven a parcel of land located in the city of New  
59 Haven and any improvement upon said parcel, at a cost equal to the  
60 administrative costs of making such conveyance. Said parcel of land  
61 has an area of approximately 6.95 acres and is identified as lot 1100 in  
62 Block 603 of city of New Haven Tax Assessor's Map 181, located at 470  
63 James Street. The conveyance shall be subject to the approval of the  
64 State Properties Review Board.

65 (b) The city of New Haven shall use said parcel of land and any  
66 improvement upon said parcel for municipal purposes, including the  
67 relocation of public service departments, and for economic  
68 development purposes. If the city of New Haven:

- 69 (1) Does not use said parcel or improvement for said purposes;
- 70 (2) Does not retain ownership of all of said parcel or improvement;
- 71 or
- 72 (3) Leases all or any portion of said parcel or improvement;
- 73 the parcel and improvement shall revert to the state of Connecticut.
- 74 (c) The state shall not be liable for any costs or claims related to the
- 75 pollution or contamination on or emanating from the parcel or the
- 76 remediation of such pollution or contamination, which pollution or
- 77 contamination resulted from a discharge, spillage, uncontrolled loss,
- 78 seepage or filtration on said parcel prior to the conveyance of said
- 79 parcel.
- 80 (d) The State Properties Review Board shall complete its review of
- 81 the conveyance of said parcel of land not later than thirty days after it
- 82 receives a proposed agreement from the Department of
- 83 Transportation. The land shall remain under the care and control of the
- 84 Department of Transportation until a conveyance is made in
- 85 accordance with the provisions of this section. The State Treasurer
- 86 shall execute and deliver any deed or instrument necessary for a
- 87 conveyance under this section, which deed or instrument shall include
- 88 provisions to carry out the purposes of subsections (b) and (c) of this
- 89 section. The Commissioner of Transportation shall have the sole
- 90 responsibility for all other incidents of such conveyance.
- 91 Sec. 4. (*Effective from passage*) (a) Notwithstanding any provision of
- 92 the general statutes, the Commissioner of Transportation shall convey
- 93 to the city of New Haven a parcel of land located in the city of New
- 94 Haven, at a cost equal to the administrative costs of making such
- 95 conveyance. Said parcel of land has an area of approximately .40 acre
- 96 and is identified on a plan entitled "The City of New Haven,
- 97 CONNECTICUT, DOWNTOWN CROSSING PHASE 2, COLISEUM
- 98 SITE, PROPOSED NON-ACCESS LINE, OPTION 1 (MIN ROW
- 99 REQ'D) DRAFT FOR REVIEW 4/14/14 BY PARSONS

100 BRINKERHOFF". The conveyance shall be subject to the approval of  
101 the State Properties Review Board.

102 (b) (1) The city of New Haven shall use said parcel of land for  
103 economic development purposes and may convey or lease all or any  
104 portion of said parcel for economic development purposes, provided  
105 any consideration received by the city of New Haven for the sale or  
106 lease of said parcel, that is not otherwise allocated for public  
107 improvements, shall be transferred to the state.

108 (2) If the city of New Haven:

109 (A) Does not retain ownership of all of said parcel, except for a sale  
110 of all or any portion of said parcel for economic development  
111 purposes, in accordance with the provisions of subdivision (1) of this  
112 subsection; or

113 (B) Leases all or any portion of said parcel, except for a lease of all or  
114 any portion of said parcel for economic development purposes, in  
115 accordance with the provisions of subdivision (1) of this subsection,

116 the parcel shall revert to the state of Connecticut.

117 (3) The Commissioner of Transportation, in consultation with the  
118 city of New Haven, shall establish a new right-of-way for Route 34.

119 (c) The State Properties Review Board shall complete its review of  
120 the conveyance of said parcels of land not later than thirty days after it  
121 receives a proposed agreement from the Department of  
122 Transportation. The land shall remain under the care and control of  
123 said department until a conveyance is made in accordance with the  
124 provisions of this section. The State Treasurer shall execute and deliver  
125 any deed or instrument necessary for a conveyance under this section,  
126 which deed or instrument shall include provisions to carry out the  
127 purposes of subsection (b) of this section. The Commissioner of  
128 Transportation shall have the sole responsibility for all other incidents  
129 of such conveyance.

130 Sec. 5. Section 21 of special act 06-10 is amended to read as follows  
131 (*Effective from passage*):

132 (a) Notwithstanding any provision of the general statutes, the  
133 Commissioner of Energy and Environmental Protection shall enter into  
134 an agreement with Heidi L. Zibello [and Richard A. Zibello] for the  
135 exchange of two parcels of land located in the Town of Morris,  
136 simultaneously and each in consideration of the other. The parcel of  
137 land to be conveyed by the Commissioner of Energy and  
138 Environmental Protection in said exchange is identified as part of  
139 Camp Columbia State Forest:

140 All that certain piece or parcel of land situated in the Town of  
141 Morris, County of Litchfield, State of Connecticut being shown as  
142 Parcel B on a certain map entitled "Property/Boundary Survey Map  
143 Showing Boundary Line Revisions Prepared For Heidi L. Zibello  
144 [Richard A. Zibello] and State of Connecticut Route 109 Morris,  
145 Connecticut" scale 1" = 20' [dated] August 2004, Revised October 2006,  
146 Revised September 2007, Revised May 2013 and prepared by Samuel  
147 P. Bertaccini, Jr. RLS # 10383 Litchfield Connecticut. [Parcel B contains  
148 0.027 acre more or less and is more particularly described as follows:

149 Beginning at a point on the south side of Connecticut Route 109  
150 marking the northwest corner of land of Heidi L. and Richard A.  
151 Zibello and the northeast corner of the within described parcel, which  
152 point is located S 81°-29'-07" E 79.44' from a CHD monument, thence  
153 along land of said Zibello S 24°-24'-12" E 18.27' to a point, thence S 12°-  
154 51'-08" W 96.08' to a point at the end of a stonewall in the north line of  
155 land of State of Connecticut which point marks the southwest corner of  
156 land of said Zibello and the southeast corner of the within described  
157 parcel, thence along land of said State of Connecticut the following  
158 courses and distances, N 81°-05'-04" W 10.02' to a point to be marked  
159 by an iron pin which point marks the southwest corner of the within  
160 described parcel, thence N 12°-51'-08" E 91.92' to a point to be marked  
161 by an iron pin, thence N 24°-24'-12" W 23.12' to a point on the south  
162 side of said Connecticut Route 109 to be marked by an iron pin, which

163 point marks the northwest corner of the within described parcel,  
164 thence along said Connecticut Route 109 S 81°-29'-07" E 12.98' to the  
165 point and place of beginning. Said Parcel B being bounded as follows:

166 Northerly: by public highway known as Connecticut Route 109

167 Easterly: by land of Heidi L. and Richard A. Zibello

168 Southerly: by land of State of Connecticut

169 Westerly: by land of State of Connecticut]

170 The parcel of land to be conveyed by Heidi L. Zibello [and Richard  
171 A. Zibello] in said exchange is identified as:

172 All that certain piece or parcel of land situated in the Town of  
173 Morris, County of Litchfield, State of Connecticut being shown as  
174 Parcel A on a certain map entitled Property/Boundary Survey Map  
175 Showing Boundary Line Revisions Prepared For Heidi L. Zibello  
176 [Richard A. Zibello] and State of Connecticut Route 109 Morris,  
177 Connecticut scale 1" = 20' [dated] August 2004, Revised October 2006,  
178 Revised September 2007, Revised May 2013 and prepared by Samuel  
179 P. Bertaccini, Jr. RLS # 10383 Litchfield Connecticut. [Parcel A contains  
180 0.027 acre more or less and is more particularly described as follows:

181 Beginning at a point on the south side of Connecticut Route 109  
182 marking the northwest corner of land of the State of Connecticut and  
183 the northeast corner of the within described parcel, which point is  
184 located N 81°-29'-07" W 28.39' from a CHD monument, thence along  
185 land of said State of Connecticut the following courses and distances, S  
186 73°-42'-54" W 15.62' to a point, thence S 13°-18'-25" W 105.54' to an iron  
187 pipe at the end of a stonewall which point marks the southeast corner  
188 of the within described parcel, thence along said stonewall N 81°-05'-  
189 04" W 10.03' to a point to be marked by an iron pin which point marks  
190 the southeast corner of land of said Zibello and the southwest corner of  
191 the within described parcel thence along land of said Zibello N 13°-18'-  
192 25" E 112.04' to a point to be marked by an iron pin on the south side of

193 Connecticut Route 109 which point marks the northeast corner of land  
194 of said Zibello and the northwest corner of the within described parcel,  
195 thence along said Connecticut Route 109 S 81°-29'-07" E 23.67' to the  
196 point and place of beginning. Said Parcel A being bounded as follows:

197 Northerly: by public highway known as Connecticut Route 109

198 Easterly: by land of State of Connecticut

199 Southerly: by land of State of Connecticut

200 Westerly: by land of Heidi L. and Richard A. Zibello]

201 Said exchange shall be subject to the approval of the State Properties  
202 Review Board.

203 (b) The State Properties Review Board shall complete its review of  
204 the exchange of said parcels of land not later than thirty days after it  
205 receives a proposed agreement from the Department of Energy and  
206 Environmental Protection. The state land shall remain under the care  
207 and control of said department until a conveyance is made in  
208 accordance with the provisions of this section. The State Treasurer  
209 shall execute and deliver any deed or instrument necessary for the  
210 conveyance of state land under this section. The Commissioner of  
211 Energy and Environmental Protection shall have the sole responsibility  
212 for all other incidents of such conveyance.

213 Sec. 6. (*Effective from passage*) (a) Notwithstanding any provision of  
214 the general statutes, the Commissioner of Energy and Environmental  
215 Protection shall convey to the town of Barkhamsted a parcel of land  
216 located in the town of Barkhamsted and any improvement upon said  
217 parcel, at a cost equal to the administrative costs of such conveyance.  
218 Said parcel of land has an area of approximately 2.6 acres and is  
219 located in the American Legion and Peoples State Forests and a  
220 portion of said parcel is identified as lot 3, unit X in Block 13 of town of  
221 Barkhamsted Tax Assessor's Map 21, located at 109 West River Road.  
222 The conveyance shall be subject to the approval of the State Properties



223 Review Board.

224 (b) The town of Barkhamsted shall use said parcel of land and  
225 improvement for a senior and community center and related purposes.  
226 If the town of Barkhamsted:

227 (1) Does not use said parcel or improvement for said purposes;

228 (2) Does not retain ownership of all of said parcel or improvement;  
229 or

230 (3) Leases all or any portion of said parcel or improvement;

231 the parcel and improvement shall revert to the state of Connecticut.

232 (c) The State Properties Review Board shall complete its review of  
233 the conveyance of said parcel of land and improvement not later than  
234 thirty days after it receives a proposed agreement from the  
235 Department of Energy and Environmental Protection. The land shall  
236 remain under the care and control of said department until a  
237 conveyance is made in accordance with the provisions of this section.  
238 The State Treasurer shall execute and deliver any deed or instrument  
239 necessary for a conveyance under this section, which deed or  
240 instrument shall include provisions to carry out the purposes of  
241 subsection (b) of this section. The Commissioner of Energy and  
242 Environmental Protection shall have the sole responsibility for all other  
243 incidents of such conveyance.

244 Sec. 7. (*Effective from passage*) (a) Notwithstanding any provision of  
245 the general statutes, the Commissioner of Administrative Services, on  
246 behalf of the Department of Education, shall grant to the town of  
247 Windham an easement over a certain parcel of land located in the  
248 town of Windham and identified as 210 Birch Street, Willimantic, for  
249 no consideration. The dimensions of such easement shall be  
250 determined by a survey acceptable to the Department of  
251 Administrative Services and the Department of Education. The  
252 easement shall be subject to the approval of the State Properties

253 Review Board.

254 (b) The town of Windham shall use such easement for the purpose  
255 of installing, maintaining, operating, repairing and replacing a  
256 subsurface water main and related subsurface equipment, or for any  
257 other purpose approved in writing by the Department of Education.

258 (c) The easement to be granted to the town of Windham shall  
259 contain the following covenants in favor of the state: (1) The town of  
260 Windham shall indemnify and hold harmless the state from and  
261 against claims arising out of its use of such easement; (2) the town of  
262 Windham shall restore the premises of such easement after the  
263 completion of any work on such premises, including the repaving or  
264 reseeding of any disturbed areas; (3) the use and purpose of such  
265 easement shall not be expanded without the prior written approval of  
266 the Department of Education; and (4) the state shall retain the right to  
267 relocate the water main and the easement area and the town of  
268 Windham shall timely cause such relocation to be performed at its sole  
269 cost and expense. In the event that the town of Windham discontinues  
270 use of such easement for the purposes stated in this section or fails to  
271 comply with any provision of such covenants, such easement may be  
272 terminated by the state.

273 (d) The State Properties Review Board shall complete its review of  
274 such grant not less than thirty days after it receives a proposed  
275 agreement from the Department of Administrative Services. The State  
276 Treasurer shall execute and deliver any deed or instrument necessary  
277 for a grant under this section, which deed or instrument shall include  
278 provisions to carry out the purposes of subsections (b) and (c) of this  
279 section. The Commissioner of Administrative Services shall have the  
280 sole responsibility for all other incidents of such grant.

281 Sec. 8. (*Effective from passage*) The legislative body of the city of  
282 Hartford may, after a public hearing and upon the issuance of a zoning  
283 certificate, vote to amend its October 1, 2013, grand list for the sole  
284 purpose of ensuring that any property that is conveyed from a tax-

285 exempt entity to a taxable entity for use as a residential property in an  
286 area zoned R-8 shall be assessed the rate of assessment applicable to  
287 residential properties, as defined in section 12-62r of the general  
288 statutes. Prorated assessments added to a grand list pursuant to  
289 section 12-81a of the general statutes shall be assessed the rate of  
290 assessment applicable to residential properties, as defined in section  
291 12-62r of the general statutes.

292 Sec. 9. (*Effective from passage*) (a) Notwithstanding any provision of  
293 the general statutes, the Commissioner of Transportation shall convey  
294 to the town of Colchester a parcel of land located in the town of  
295 Colchester and any improvement located on said parcel at a cost equal  
296 to the administrative costs of making such conveyance. Said parcel of  
297 land has an area of approximately 1.397 acres and is identified as the  
298 parcel depicted as "Release Area=1.397± Acres" on a map entitled  
299 "COMPILATION PLAN TOWN OF COLCHESTER MAP SHOWING  
300 LAND RELEASED TO BY THE STATE OF CONNECTICUT  
301 DEPARTMENT OF TRANSPORTATION CT ROUTE 85 & SR 637  
302 SCALE 1"=40' JAN. 2008 ARTHUR W. GRUHN, P.E. P.L.S.#18824  
303 SHEET 1 of 1 PROJ. NO. 28-109 SERIAL NO. 9A" and certified as  
304 substantially correct by Robert J. Baron. The conveyance shall be  
305 subject to the approval of the State Properties Review Board.

306 (b) The town of Colchester shall use said parcel of land for a sewer  
307 pump station and related purposes. If the town of Colchester:

308 (1) Does not use said parcel or improvements for said purposes;

309 (2) Does not retain ownership of all of said parcel or improvements;  
310 or

311 (3) Leases all or any portion of said parcel or improvements;

312 the parcel shall revert to the state of Connecticut.

313 (c) Said parcel shall be subject to an easement to maintain an  
314 endwall in favor of the state of Connecticut and an easement to drain

315 in favor of the state of Connecticut or its assigns.

316 (d) The State Properties Review Board shall complete its review of  
 317 the conveyance of said parcel of land not later than thirty days after it  
 318 receives a proposed agreement from the Department of  
 319 Transportation. The land shall remain under the care and control of  
 320 said department until a conveyance is made in accordance with the  
 321 provisions of this section. The State Treasurer shall execute and deliver  
 322 any deed or instrument necessary for a conveyance under this section,  
 323 which deed or instrument shall include provisions to carry out the  
 324 purposes of subsections (b) and (c) of this section. The Commissioner  
 325 of Transportation shall have the sole responsibility for all other  
 326 incidents of such conveyance.

327 Sec. 10. (*Effective from passage*) Notwithstanding the provisions of  
 328 section 4b-21 of the general statutes, the Commissioner of  
 329 Administrative Services may transfer custody and control of a parcel  
 330 of land and any improvements on said parcel to the Capital Region  
 331 Development Authority for housing or economic development  
 332 purposes. Said parcel is owned by the state and is located in the city of  
 333 Hartford at 10 Clinton Street. Such transfer shall be in accordance with  
 334 terms and conditions recommended by the Commissioner of  
 335 Administrative Services and approved by the Secretary of the Office of  
 336 Policy and Management.

337 Sec. 11. Section 8 of special act 02-09, as amended by section 4 of  
 338 special act 06-10; section 16 of special act 08-08; section 12 of public act  
 339 10-1 of the June special session; section 11 of special act 11-16; section  
 340 142 of public act 12-2 of the June special session, as amended by section  
 341 15 of special act 13-23; and sections 9, 14 and 16 of special act 13-23 are  
 342 repealed. (*Effective from passage*)"

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	SA 07-11, Sec. 24
Sec. 2	<i>from passage</i>	New section

Sec. 3	<i>from passage</i>	New section
Sec. 4	<i>from passage</i>	New section
Sec. 5	<i>from passage</i>	SA 06-10, Sec. 21
Sec. 6	<i>from passage</i>	New section
Sec. 7	<i>from passage</i>	New section
Sec. 8	<i>from passage</i>	New section
Sec. 9	<i>from passage</i>	New section
Sec. 10	<i>from passage</i>	New section
Sec. 11	<i>from passage</i>	Repealer section